088.0	0001	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,300 / 835,300
					USE VALUE:	835,300 / 835,300
					ASSESSED:	835,300 / 835,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		VISTA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEALEY MICHAEL
Owner 2:	AYOTTE JULIE
Owner 3:	
Street 1:	20 VISTA CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TOKARZ NANCY M -
Owner 2:	-
Street 1:	20 VISTA CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,120 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Clapboard Exterior and 1711 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16120.000	234,400		600,900	835,300
Total Card	0.370	234,400		600,900	835,300
Total Parcel	0.370	234,400		600,900	835,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.19 | /Parcel: 488.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55647

GIS Ref

GIS Ref

Insp Date 09/19/18

Parcel ID 088.0-0001-0023.0

!7142!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,400	0	16,120.	600,900	835,300	835,300	Year End Roll	12/18/2019
2019	101	FV	185,300	0	16,120.	609,500	794,800	794,800	Year End Roll	1/3/2019
2018	101	FV	194,300	0	16,120.	455,000	649,300	649,300	Year End Roll	12/20/2017
2017	101	FV	194,300	0	16,120.	412,000	606,300	606,300	Year End Roll	1/3/2017
2016	101	FV	194,300	0	16,120.	394,900	589,200	589,200	Year End	1/4/2016
2015	101	FV	182,700	0	16,120.	334,800	517,500	517,500	Year End Roll	12/11/2014
2014	101	FV	182,700	0	16,120.	317,600	500,300	500,300	Year End Roll	12/16/2013
2013	101	FV	182,700	0	16,120.	302,200	484,900	484,900		12/13/2012

PRINT

Date	Time
12/10/20	21:49:05

LAST REV

Date	Time
10/01/18	14:07:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7142

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOKARZ NANCY M	56188-144		12/30/2010	Change>Sale	397,500	No	No		
	7972-278		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	55647
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2006	1088	Re-Roof	2,970					
9/9/1996	448		40,000					16X30 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Meas/Inspect	CC	Chris C
4/27/2009	Meas/Inspect	372	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
8/4/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16120		Sq. Ft.	Site		0	70.	0.53	5			Topo	-5					600,898						600,900	

Total AC/HA: 0.37006 | Total SF/SM: 16120 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 600,898 | Spl Credit | Total: 600,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26367617
Const Adj.:	0.98980004
Adj $ / SQ:	131.333
Other Features:	89500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287911
Depreciation:	53551
Depreciated Total:	234360

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

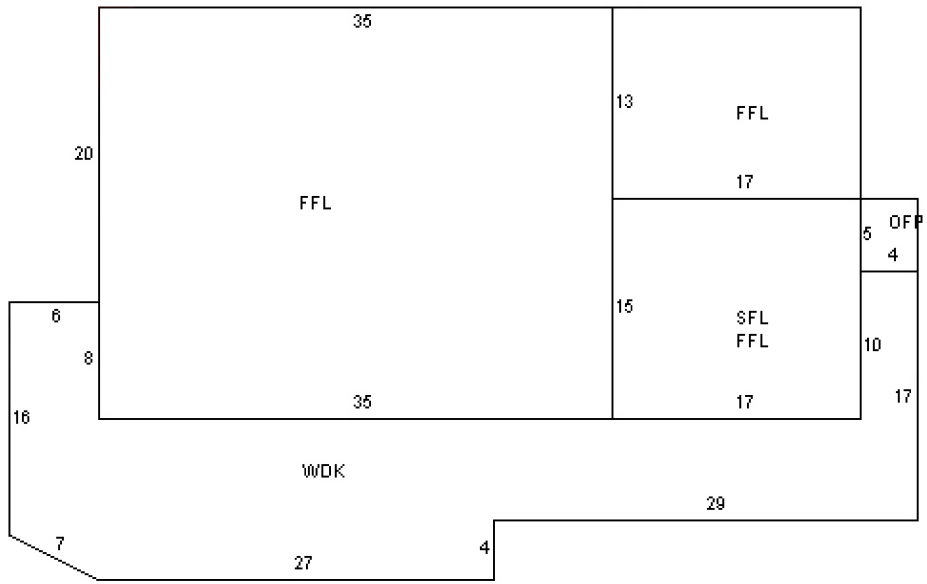
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.20
Special Features:	0	Val/Su Net:	98.65
Final Total:	234400	Val/Su SzAd	137.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	131.330	191,220
WDK	Deck	645	7.470	4,820
SFL	Second Floor	255	131.330	33,490
OFP	Open Porch	20	43.550	871

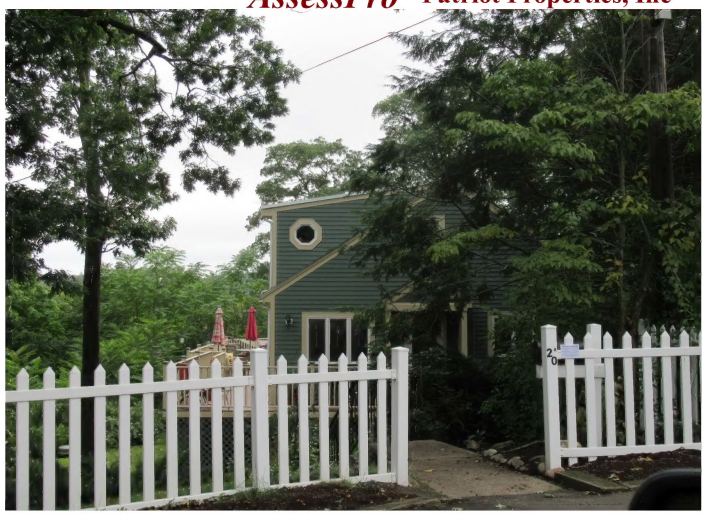
Net Sketched Area:	2,376			Total:	230,401
Size Ad	1711	Gross Are	2376	FinArea	1711

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X16	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	